CAL!FORNIA COASTAL COMMISSION

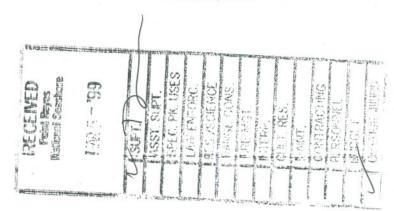
45 FREMONT STREET, SUITE 2000 SAN FRANCISCO, CA 94105-2219 VOICE AND TDD (415) 904-5200



March 2, 1999

Don L. Neubacher National Park Service Point Reyes National Seashore Point Reyes, CA 94956

Attn: Ann Nelson



RE: ND-017-99, Negative Determination for improvements the American Youth Hostel, Point Reyes National Seashore.

Dear Mr. Neubacher:

The Coastal Commission staff has received and reviewed the environmental assessment for the above-referenced project. Although the environmental assessment does not include a negative determination pursuant to the federal regulations implementing the Coastal Zone Management Act (15 CFR § 923035(d)), it included sufficient information for the Commission staff to evaluate the coastal zone effects from the proposed project. Rather than comment on the environmental assessment and request a negative determination from the Park Service, the Commission staff elected to treat the environmental assessment as a negative determination.

The National Park Service proposes to improve the existing youth hostel by constructing one 2,800 square-foot single-story unit providing both staff housing and visitor-serving uses, extend and upgrade the existing septic system, install new water storage tank, stabilize a historic shed, and construct a parking area for nine cars. The youth hostel is located at the former Laguna Ranch off Limantour Road.

The proposed project is not located within the coastal zone and does not affect coastal zone resources. The proposed project will remove existing native and exotic plants. The Park Service proposes to monitor these disturbed areas and, if necessary, remove exotic vegetation and replant native vegetation. Additionally, the Park Service proposes appropriate measures to minimize erosion and other non-point source pollution into the stream. The project site does not provide habitat for any environmentally sensitive

Exhibit 6: Comment Letters on the Environmental Assessment and CEQA Addendum

March 2, 1999 ND-17-99 Page 2

species, and therefore, will not affect that resource. Finally, the project site is not visible from the coastal zone, and thus will not affect visual resources of the coastal zone.

In conclusion, the Coastal Commission staff <u>agrees</u> that the proposed project will not adversely affect coastal zone resources. We, therefore, <u>concur</u> with the negative determination made pursuant to 15 C.F.R. Section 930.35(d). If you have any questions, please contact James R. Raives of the Coastal Commission staff at (415) 904-5292.

Sincerely,

PETER M. DOUGE

Executive Director

cc:

North Coast Area Office

OCRM

NOAA Assistant Administrator

Assistant General Counsel for Ocean Services

Department of Water Resources Governor's Washington D.C. Office

PMD/JRR

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AUG 0 8 2008

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March 16, 1999

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Point Reyes National Seashore

MAR 17'99

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Don Neubacher Superintendent, Point Reyes National Seashore Point Reyes, CA 94956

RE: Environmental Assessment American Youth Hostel

Dear Mr. Neubacher:

We are pleased to see the plans for upgrading hostel facilities in Point Reyes Seashore. Improvements to the old Laguna Ranch, including additional the accomodations for visitors and for staff, will be welcomed. The additional water storage, and upgraded will treatment greatly improve the sewage operation as well.

We support the expansion and improvements of the Point Reyes hostel.

Sincerely,

Kathy Lourny Kathy Lowrey, President

BOARD ACTION

JS

file:////Coast/jgerwein/Pt%20Reyes%20Hostel/CEQA/Comment%20Letters/Horenstein 8 6 08.htm Exhibit 6: Comment Letters on the Environmental Assessment and CEQA Addendum

From: Julie Horenstein [JHORENSTEIN@dfg.ca.gov]

Sent: Wednesday, August 06, 2008 4:49 PM

To: jgerwein@scc.ca.gov

Subject: Support for Expansion of the Point Reyes Hostel

To the State Coastal Conservancy,

I support the expansion of the Point Reyes Hostel. I would not want to see it become a really large facility, but a few additional family rooms would be great.

At least as of two years ago, the existing family room was only available to families with children that were under 6 years old. A mother traveling with sons who are too old for her to rent the family room, but too young to stay in the mens dormitory by themselves, basically cannot use the hostel. The same is true for fathers traveling with young daughters. Hopefully with more family rooms to rent, that age restriction would be modified or eliminated.

Thank you for the opportunity to comment on this project, Julie Horenstein 2952 Loyola Street Sacramento, CA 95826 (916) 387-0472 jhorenstein@sbcglobal.net